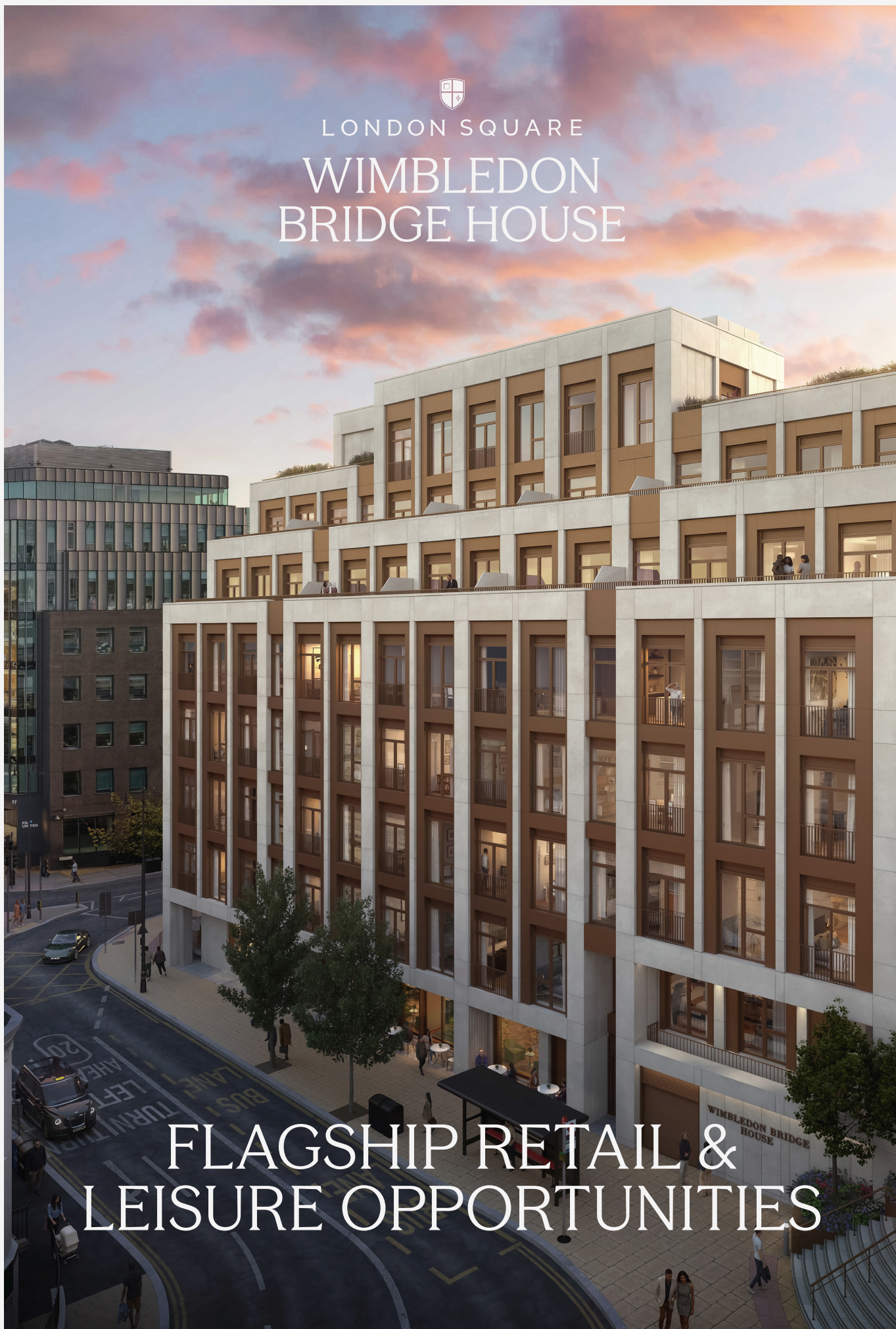




LONDON SQUARE
WIMBLEDON
BRIDGE HOUSE

FLAGSHIP RETAIL &
LEISURE OPPORTUNITIES



WIMBLEDON
VILLAGE

WIMBLEDON
CENTRE COURT

ELYS DEPARTMENT
STORE

WIMBLEDON
PARK

WIMBLEDON
STATION

WIMBLEDON
QUARTER
(SHOPPING CENTRE)

THE BROADWAY
(HIGH STREET)

LONDON SQUARE
WIMBLEDON
BRIDGE HOUSE

AT A GLANCE



At the gateway to Wimbledon town centre, Wimbledon Bridge House introduces two exciting commercial opportunities in a destination synonymous with quality, convenience and lifestyle.

From its celebrated village charm and green open spaces to its excellent transport links and established consumer base, Wimbledon continues to be one of London's most desirable places to live, work and visit.



123 APARTMENTS



COMMERCIAL PREMISES ACROSS UPPER FLOORS TO BE A NEW 24,000 SQ. FT. MEMBERS CLUB CONCEPT



STUDIO, 1 AND 2 BEDROOM APARTMENTS AND PENTHOUSES



HANDOVER IN Q4 2028



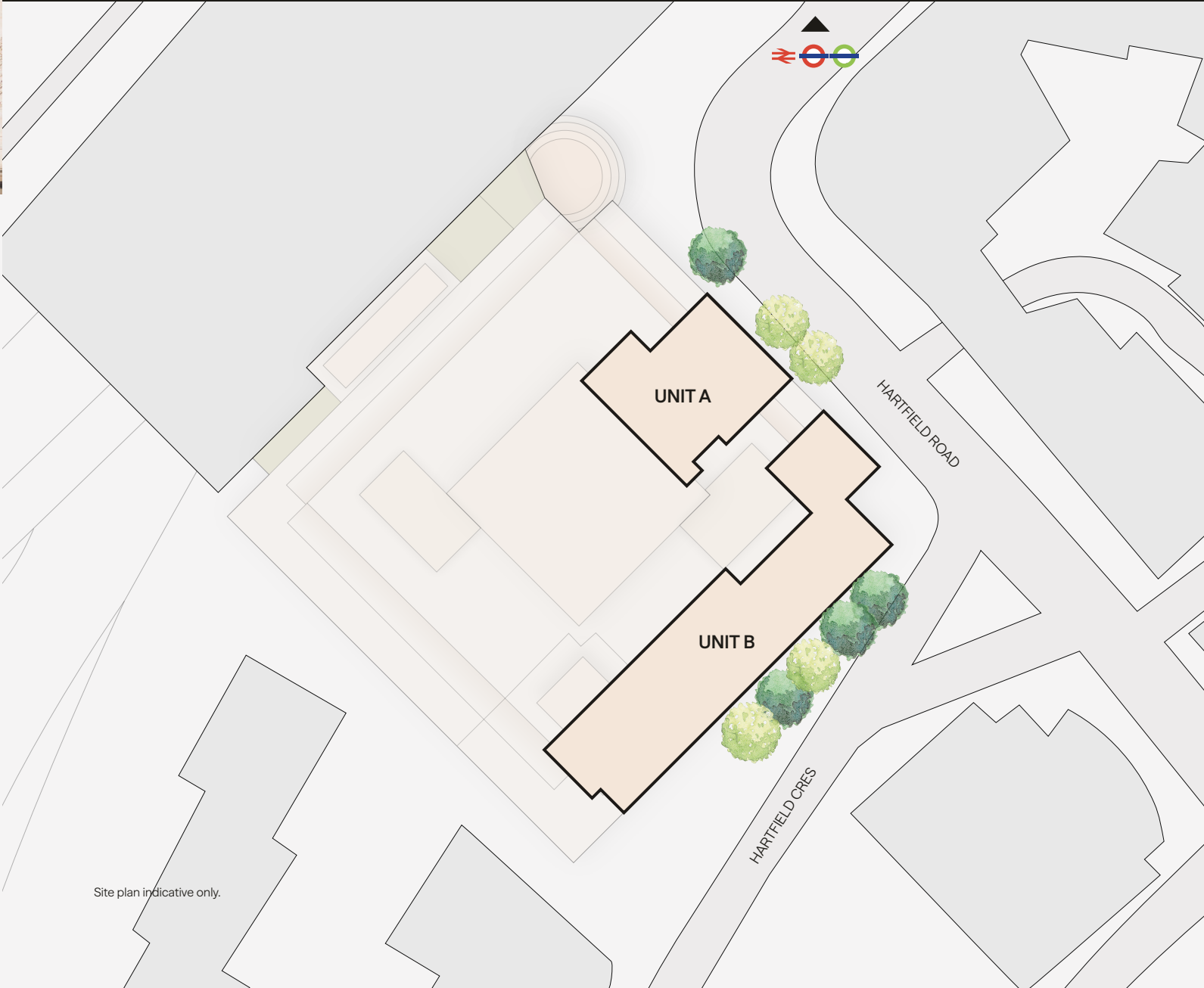
POTENTIAL FOR OUTDOOR SEATING

ACCOMMODATION

Situated on Hartfield Road, just a two-minute walk from Wimbledon station, the commercial units present an opportunity for retail, restaurant and leisure occupiers to establish a presence in one of South West London's most well-connected destinations.

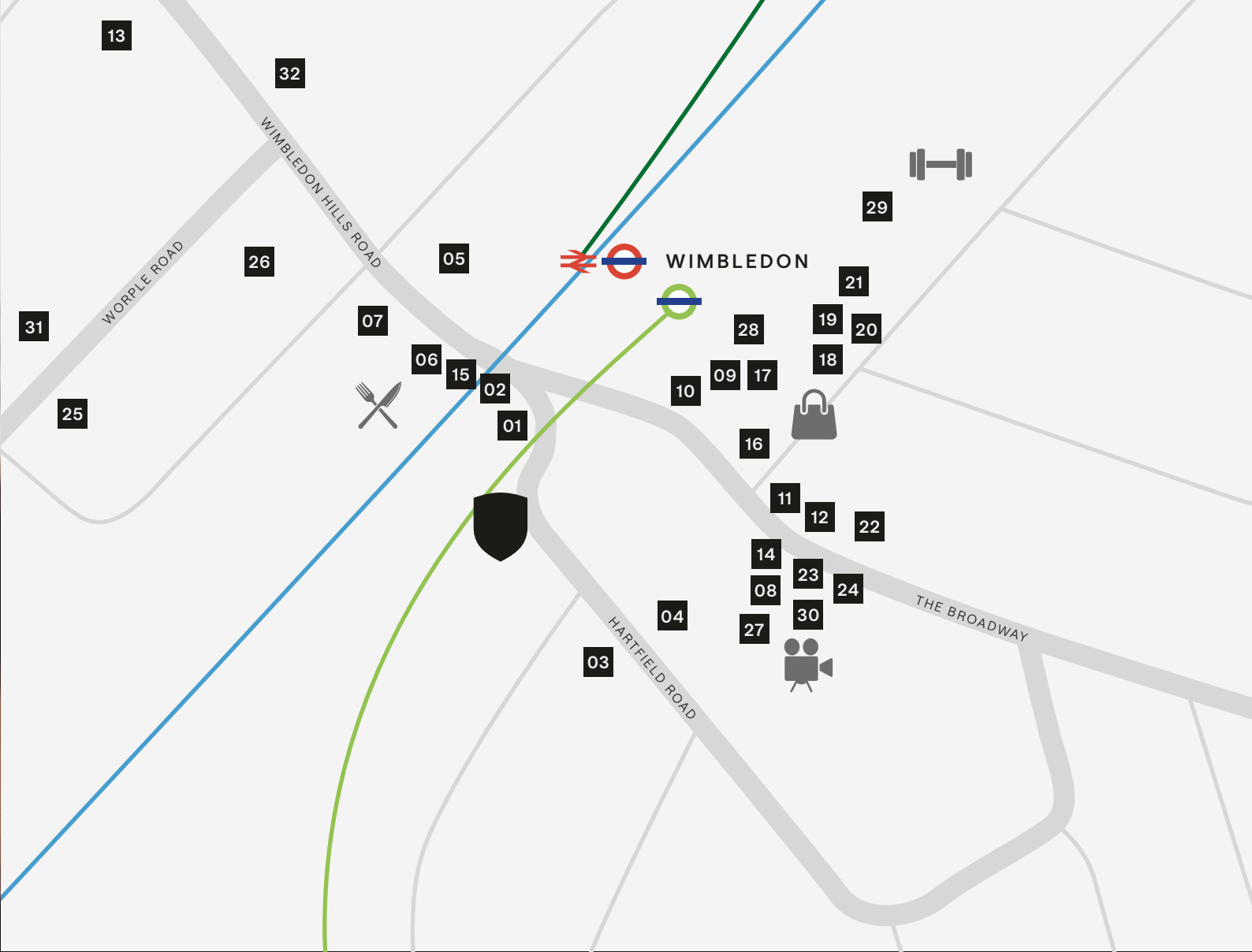
UNIT	SQ FT	SQ M
COMMERCIAL UNIT A	2,200	204.4
COMMERCIAL UNIT B	3,230 – 4,495	300 – 417.6

Floor areas are approximate. Gross Internal Area (GIA). Ancillary areas can potentially be incorporated into Unit B to create a larger demisable area depending on tenant requirements.





LOCAL NEIGHBOURHOOD



CAFÉS, BARS AND RESTAURANTS

- 01** ITSU
1 min walk
- 02** JOE & THE JUICE
1 min walk
- 03** TAMPOPO
1 min walk
- 04** BILL'S
2 min walk
- 05** PIZZA PILGRIMS
2 min walk
- 06** PRET
2 min walk
- 07** STARBUCKS
2 min walk
- 08** WAHACA
3 min walk

- 09** AMORINO GELATO
3 min walk

- 10** KOKORO
4 min walk
- 11** FRANCO MANCA
3 min walk
- 12** TORTILLA
3 min walk
- 13** ROSAS THAI
5 min walk
- 14** GAILS BAKERY
3 min walk

SHOPS AND BOUTIQUES

- 15** LITTLE WAITROSE
2 min walk
- 16** H&M
2 min walk

- 17** MARKS & SPENCER
FOODHALL
3 min walk

- 18** WIMBLEDON QUARTER
4 min walk
- 19** THE BODY SHOP
3 min walk
- 20** HOTEL CHOCOLAT
4 min walk
- 21** RITUALS
3 min walk
- 22** WATERSTONES
4 min walk
- 23** UNIQLO
3 min walk
- 24** SOSTRENE GRENE
4 min walk
- 25** SAINSBURY'S
5 min walk

- 26** ELYS DEPARTMENT
STORE
3 min walk

WELLBEING AND LEISURE

- 27** ODEON CINEMA
2 min walk
- 28** CADDI CLUB
3 min walk
- 29** THIRD SPACE
4 min walk
- 30** NUFFIELD HEALTH AND
WIMBLEDON FITNESS
3 min walk
- 31** VIRGIN ACTIVE
5 min walk
- 32** WIMBLEDON LIBRARY
4 min walk

Travel times are fastest-route estimates via Google Maps and may vary.



FURTHER INFORMATION

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The scheme is under construction. EPCs will be made available close to Practical Completion of the scheme.

VAT

The commercial units will be elected for VAT. VAT will be payable on the rent or purchase price agreed.

DISPOSAL TERMS

Units are available either to buy (on a long leasehold basis) or to rent on a conventional business lease. Further details are available upon application.

SERVICE CHARGE AND INSURANCE

Service charge and insurance contribution will be calculated on a floor area apportionment basis, and will be payable for the duration of the term. Full details are available on request.

BUSINESS RATES AND UTILITIES

Business rates are yet to be assessed. Business rates and utility costs will be payable by the occupier or owner of the unit.

HANDOVER CONDITION

The units will be delivered to shell and core condition, with glazed frontages and capped off services. Further details on specification available on request. All leasing and sale terms are subject to contract.

Electricity provision: 3 phase, 100A, 69kVA; Floor loading: 4.0kN/m².

AML

Prospective tenants or purchasers will be required to comply with standard anti-money-laundering requirements.

CONTACT DETAILS



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VIEWINGS

Through our retained agents Levy.

[VISIT OUR WEBSITE](#)

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